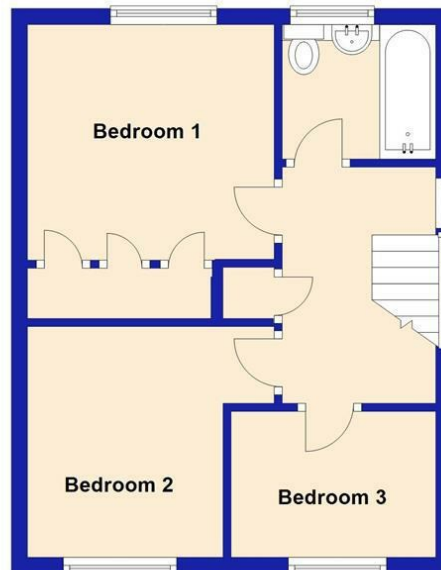


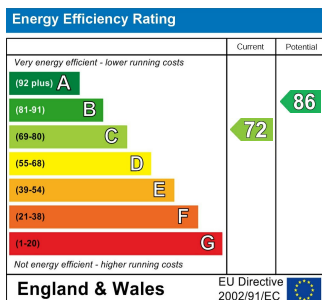
Ground Floor



First Floor



Floorplans are not to scale and for guidance only



Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

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GLAZED PANELLED REPLACEMENT FRONT DOOR TO:

ENTRANCE LOBBY

CLOAKROOM

INNER FRONT DOOR TO:

HALL AREA

SITTING ROOM 14'5 x 12'5 (4.39m x 3.78m)

KITCHEN/DINER 17'7 x 9'1 (5.36m x 2.77m)

CONSERVATORY 11'4 x 8'5 (3.45m x 2.57m)

STAIRS LEADING TO FIRST FLOOR & LANDING

BEDROOM ONE 10'9 x 9'8 (3.28m x 2.95m)

BEDROOM TWO 9'10 x 8'8 (3.00m x 2.64m)

BEDROOM THREE 6'5 x 8'6 (1.96m x 2.59m)

BATHROOM/WC

OUTSIDE

Concrete driveway providing parking for two cars leading to a SINGLE GARAGE 17'3 x 8'3 (5.26m x 2.51m) With up & over door, power & light. Door to garden.

Open plan garden to the front being laid to lawn and side gate and pathway leading to an enclosed rear garden with a patio area off of the conservatory with the majority of the garden being a good sized lawned area.

SERVICES

All mains are connected.

TENURE

Freehold (To be confirmed)

COUNCIL TAX

Council Tax Band D (This can be confirmed on the Government website)

NB

Under the Estate Agents Act 1979 we hereby disclose that the vendor of this property is related to AC Wheeler Director of Arthur Wheeler Estate Agents.

*** Subject to the necessary consents we feel there is scope to both side and rear of the property to extend the accommodation.

